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8 *Attorney for Plaintiff/Counter-Defendant, U.S. Bank National Association, as Trustee for*
9 *Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-AR1*
10 *and Cross-Defendant, Mortgage Electronic Registration Systems, Inc., as nominee beneficiary*
11 *for Greenpoint Mortgage Funding, Inc.*

12 **UNITED STATES DISTRICT COURT**
13 **DISTRICT OF NEVADA**

14 U.S. BANK NATIONAL ASSOCIATION, AS
15 TRUSTEE FOR GREENPOINT MORTGAGE
16 FUNDING TRUST MORTGAGE PASS-
17 THROUGH CERTIFICATES, SERIES 2007-
18 AR1,

19 Plaintiff,

20 v.

21 SFR INVESTMENTS POOL 1, LLC;
22 VICTORY OVATION HOMEOWNERS
23 ASSOCIATION; ALESSI & KOENIG, LLC;
24 DOES I through X and ROE
25 CORPORATIONS I through X,

26 Defendants

27 SFR INVESTMENTS POOL 1, LLC, a
28 Nevada Limited Liability Company,

Counter/Cross Claimant,

v.

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR GREENPOINT MORTGAGE
FUNDING TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-
AR7; and MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., as

CASE NO.: 2:16-CV-00577-GMN-GWF

**STIPULATION FOR ORDER TO
QUIET TITLE AND TO DISMISS
REMAINING CLAIMS WITH
PREJUDICE**

1 nominee beneficiary for GREENPOINT
2 MORTGAGE FUNDING, INC.; and ALVIN
3 BROWNE, an individual,

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Counter/Cross-Defendants

STIPULATION FOR ORDER TO QUIET TITLE AND TO DISMISS REMAINING
CLAIMS WITH PREJUDICE

Pursuant to Fed. R. Civ. P. 41(a) and LR IA 6-2, Plaintiff/Counter-Defendant, U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-AR1 and Cross-Defendant, Mortgage Electronic Registration Systems, Inc., as nominee beneficiary for Greenpoint Mortgage Funding, Inc. (“U.S. Bank”); and Defendant/Counter/Cross-Claimant, SFR Investments Pool 1, LLC (“SFR”); by and through respective counsel of record, stipulate as follows:

1. On March 15, 2016, U.S. Bank filed a complaint [ECF No. 1] against SFR regarding the effect of an association foreclosure sale on a deed of trust recorded against the real property located at 2806 Don Juan Court, N. Las Vegas, NV 89030, A.P.N. 139-12-311-059 (“Property”).
2. On July 21, 2016, U.S. Bank filed an amended complaint with claims against SFR, Victory Ovation Homeowners Association, and Alessi & Koenig, LLC [ECF No. 11].
3. On December 5, 2016, SFR filed its answer to U.S. Bank’s first amended complaint along with counterclaims and crossclaims for quiet title and injunctive relief against U.S. Bank, Mortgage Electronic Registration Systems, Inc., as nominee beneficiary for Greenpoint Mortgage Funding (“MERS”) and the former homeowner, Alvin Browne (“Browne”) [ECF No. 25].
4. On December 15, 2017, MERS disclaimed an interest in the Property and MERS and SFR stipulated to dismiss MERS with prejudice based on that disclaimer [ECF No. 42]. On December 21, 2017, the court entered the stipulation as an order [ECF No. 43].

- 1 5. On March 8, 2019, the court entered judgment on SFR's Motion for Summary Judgment
2 on its cross-complaint against Browne. [ECF No. 61]
- 3 6. On March 30, 2019, and pursuant to the parties' stipulation, Defendant Victory Ovation
4 Homeowners Association was dismissed from the action [ECF No. 64]
- 5 7. U.S. Bank stipulates that SFR Investments Pool 1, LLC may have judgment on its
6 counterclaim against U.S. Bank for quiet title as to the real property commonly referred
7 to as 2806 Don Juan Court, N. Las Vegas, NV 89030, A.P.N. 139-12-311-059 as follows:
8 the Trustee's Deed Upon Sale issued to SFR Investments Pool I, LLC and recorded
9 August 3, 2012 as Instrument No. 201208030003276 conveyed title free and clear of the
10 deed of trust recorded on December 15, 2006 in Book 20061215 as Instrument No.
11 0004013.
- 12 8. No money judgment shall be entered.
- 13 9. All claims in the first amended complaint [ECF No. 11] shall be dismissed with
14 prejudice.
- 15 10. All claims in the counterclaim by SFR Investments Pool I, LLC, except as recited above,
16 are dismissed with prejudice.
- 17 11. All claims in the cross-claim by SFR Investments Pool I, LLC and not otherwise
18 disposed of the order for summary judgment [ECF No. 61] and stipulated dismissal [ECF
19 No. 43] are dismissed with prejudice.
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1 12. As between these parties, each side shall bear its own costs and fees.

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3 **IT IS SO STIPULATED.**

4 DATED this 2nd day of July, 2019

5 WRIGHT, FINLAY & ZAK, LLP

KIM GILBERT EBRON

6 /s/ Edgar C. Smith

/s/ Diana S. Ebron

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Nevada Bar No. 9578

13 *for Greenpoint Mortgage Funding Trust*

7625 Dean Martin Drive, Suite 110

14 *Mortgage Pass-Through Certificates, Series*

Las Vegas, Nevada 89139

15 *2007-AR1 and Cross-Defendant, Mortgage*

Attorneys for Defendant/Counter/Cross-

16 *Electronic Registration Systems, Inc., as*

17 *nominee beneficiary for Greenpoint*

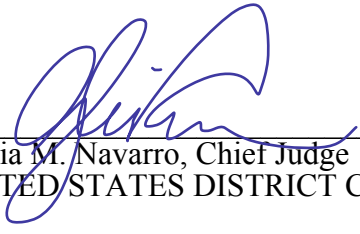
18 *Mortgage Funding, Inc.*

19 **ORDER**

20 **IT IS HEREBY ORDERED** that the above Stipulation for Order to Quiet Title and
21 to Dismiss Remaining Claims with Prejudice, (ECF No. 70), is **GRANTED**.

22 **IT IS FURTHER ORDERED** that the Status Conference currently set for July 3,
23 2019, at 10:30 a.m. is **VACATED**.

24 **DATED** this 3 day of July, 2019.

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27 Gloria M. Navarro, Chief Judge
28 UNITED STATES DISTRICT COURT